133.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,277,100 / 1,277,100
					USE VALUE:	1,277,100 / 1,277,100
					ASSESSED:	1,277,100 / 1,277,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOIT JOHN H &
Owner 2:	STOOKEY KATHERINE D
Owner 3:	
Street 1:	35 TEMPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOIT NICHOLAS--ETAL -
Owner 2:	BOIT BELINDA R -
Street 1:	35 TEMPLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Clapboard Exterior and 3112 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8172.000	671,700	6,800	598,600	1,277,100
Total Card	0.188	671,700	6,800	598,600	1,277,100
Total Parcel	0.188	671,700	6,800	598,600	1,277,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.35 /Parcel: 410.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	671,700	6800	8,172.	598,600	1,277,100		Year end	12/23/2021
2021	101	FV	651,400	6800	8,172.	598,600	1,256,800		Year End Roll	12/10/2020
2020	101	FV	651,400	6800	8,172.	598,600	1,256,800	1,256,800	Year End Roll	12/18/2019
2019	101	FV	491,200	6800	8,172.	631,900	1,129,900	1,129,900	Year End Roll	1/3/2019
2018	101	FV	491,200	6800	8,172.	465,600	963,600	963,600	Year End Roll	12/20/2017
2017	101	FV	491,200	6800	8,172.	445,700	943,700	943,700	Year End Roll	1/3/2017
2016	101	FV	491,200	6800	8,172.	412,400	910,400	910,400	Year End	1/4/2016
2015	101	FV	471,500	6900	8,172.	345,900	824,300	824,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOIT NICHOLAS--	65287-374		4/29/2015	Family	949,000	No	No		
SHAHZADE ANN M	21932-343		4/18/1992		274,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2015	1518	Re-Roof	11,600					
10/21/2010	2165	Redo Bat	13,000					
5/17/2000	377	Addition	121,800	C				16X17 ADDITION-12X
9/3/1997	506	Manual	1,500					REROOF GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2009	Inspected	189	PATRIOT
2/9/2009	Measured	294	PATRIOT
8/23/2001	Permit Visit	PM	Peter M
12/3/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/3/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8172		Sq. Ft.	Site		0	90.	0.81	10									598,644						598,600	

Patriot Properties Inc.

User Acct: 85874
GIS Ref:
GIS Ref:
Insp Date: 03/23/09
!10408!

PRINT

Date	Time
12/30/21	10:39:05

LAST REV

Date	Time
10/21/15	10:13:22
philc	

PAT ACCT.: 10408

USER DEFINED

Prior Id # 1:	85874
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.18760	Total SF/SM:	8172	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	598,644	Spl Credit		Total:	598,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08550394
Const Adj.:	0.99989998
Adj $ / SQ:	141.101
Other Features:	112400
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704077
Depreciation:	32388
Depreciated Total:	671689

COMMENTS

ADD SFL OVER FFL NOT STARTED 6/00, RE-CK 7/01 BSMT SINK EXTRA SINK IN BATH IN UAT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

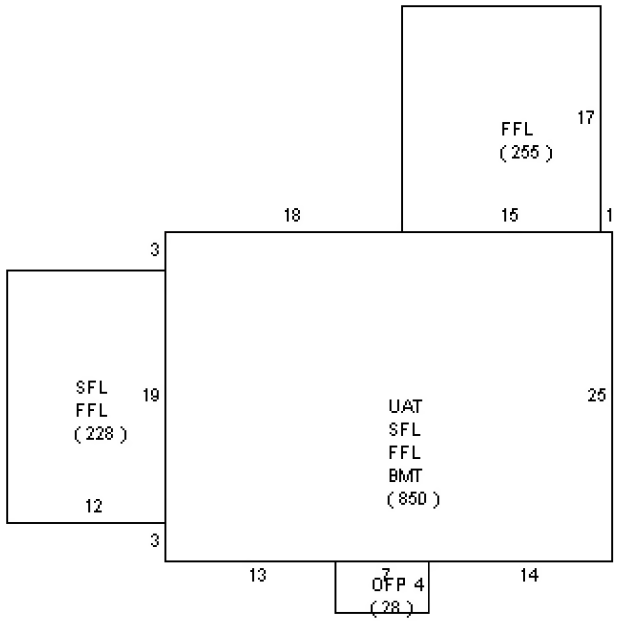
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	187.66
Special Features:	0	Val/Su Net:	191.80
Final Total:	671700	Val/Su SzAd	278.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,333	141.100	188,088
SFL	Second Floor	1,078	141.100	152,107
BMT	Basement	850	63.030	53,576
UAT	Upper Attic	213	103.430	21,978
OFP	Open Porch	28	44.000	1,232

Net Sketched Area: 3,502 | Total: 416,981

Size Ad 2411 | Gross Area 4139 | FinArea 3112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	
UAT	100	FLA	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	23X23	A	AV	1940	19.73	T	40	101			6,300			6,300
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	12X12	A	AV	1988	4.85	T	24.8	101			500			500

More: N | Total Yard Items: 6,800 | Total Special Featues: | Total: 6,800